

Bossier Parish Subdivision Regulations
Outside a Five Mile Radius of Any Incorporated
Town or Village, Which Has Zoning Regulations

This document is provided as a guide for developers of subdivisions in Bossier Parish and is not a complete or comprehensive list of the requirements of the Bossier Parish Police Jury. The official regulations of the Bossier Parish Police Jury are contained in their code of ordinances. Developers should consult the code of ordinances for the official requirements of the Bossier Parish Police Jury.

Plat Approval:

Master Plan - Must be provided for all adjacent property owned or controlled by the developer or on which future development is probable.

Drainage Plan – Must be provided to meet Health Department and Police Jury requirements. All drainage easements should be clearly located and wide enough to provide for future maintenance requirements.

Water – Community water system must be incorporated into development if available. Developer should provide a letter from the water system stating that water can be provided to the proposed development.

Fire Protection – Fire Hydrants must be provided if a water line of sufficient pressure is available. Developer should provide a letter from the fire district stating if the fire rating of the district will be adversely affected by the development.

Sewer – Developments planned for 125 lots or more must provide a central sewage collection system that meets Health Department requirements. Developments of less than 125 lots must meet all existing Health Department requirements.

Right of Way – Minimum right of way shall be 60 foot on streets, 50 foot on service streets on which no lots front, 100 foot on boulevards, and 50 foot radius for cul-de-sacs.

Flood Zone – Flood zone must be specified and boundaries shown on the plat.

GPS – GPS coordinates meeting the requirements of the Bossier Assessors Office must be shown on the plat.

Lot Sales – No lots may be sold until all improvements are completed.

Home Owners Associations – HOA's are encouraged where sewer systems, common areas, street lights, etc. will need to be maintained by others.

Construction Requirements:

Street – Two-inch thick asphalt street 20-foot wide with 4-foot wide gravel shoulders or six-inch thick concrete street with integral curb or two-inch thick asphalt street with 30-inch concrete curb and gutter section 25 foot wide from back of curb to back of curb.

Base Course for Asphalt Street – Eight-inch thick soil cement or sand-clay-gravel certified by an approved testing laboratory to meet LDOTD requirements. Should be the same width as the street and shoulders or one foot wider than the street when used with a 30-inch curb and gutter section.

Base Course for Concrete Street – Must be approved by Parish Engineer or designated representative. Should be one foot wider than street width.

Cul-de-sacs – Minimum radius of 35 feet required.

Drainage – Must use LDOTD approved drainage structures. Should avoid interfering with natural drainage.

Inspection-The police jury must be notified before any road or drainage work begins so that they may inspect construction.

Testing – An approved testing laboratory must certify that all material used in the construction of roads and streets meets or exceeds the requirements of the Bossier Parish Police Jury.

Maintenance Bond – A two-year maintenance bond equal to 25% of the total construction cost for asphalt streets or 10 % of the total construction cost for concrete streets shall be furnished to the police jury before streets are accepted into the parish road system for maintenance.